

STAFF COMMENTS: 09/28/10

**REMINDER FOR COMMISSIONERS TO STATE THEIR NAME BEFORE SPEAKING.
REMINDER FOR STAFF TO COME TO THE PODIUM WHEN SPEAKING.
REMINDER TO TURN OFF ALL CELL PHONES DURING THE MEETING...**

SPECIAL MEETING / ITEM 1. ::Review :: Staff comments for the commissions review included herein.

ITEM 2. :: Action Item : Recommendation:: This item was tabled at the previous meeting to allow the applicant time to meet the site plan requirements for a site drawing and review from the NW Fire District and community council. Steve Haluska indicates that they have required the applicant to install an emergency fuel shut off valve and require that stand by fees be paid for commercial use, which will be \$205 for this year. This is the 2nd conditional use, whereas the applicant previously showed there was a need for a staging area in the County and the ideal location is the Bowler property in Veyo, which was previously used by IPP, Kern River and UNEV Pipeline. There is a lease agreement with Carl Bowler for the period of one (1) year on an annual basis. In order to have electricity for the office trailer they have submitted a 2nd Conditional Use Permit on the Bowler arena property approximately one-half mile east of the previously approved staging area. Building Official Kurt Gardner has completed an onsite review of containment area and will take updated photos for the commission's review. (See site plan and documentation included herein)

ITEM 3. ::Hearing : No Action:: *This hearing will need to be continued or re-advertised when the applicant has construction drawings and plans in place for final approval* Normally the commission would need to open a public hearing as referenced by State Code, whereas amending a land use ordinance requires a minimum ten days published notice and 24 hour posting of agenda before other public meetings. The applicant is not ready to move forward with the zone change approval. *This item is in conjunction with the item below.* (See notice attached)

ITEM 4. ::Action Item : Recommendation:: *This item also needs to be tabled until hearing is continued for re-advertised.* Normally after closing the public hearing, the commission would be acting on the zone change, which has been properly advertised. This zone district will be changed from an Ag to a Residential Estates zone, whereas, the purpose of this zone is to provide permanent areas for small farms, hobby farms and small agricultural developments (County Code 10-8C-1). The General Plan depicts this area as being transitional to residential zones. The commission will need to make facts and findings. (See vicinity/zoning map included herein)

WORK MEETING /ITEM 5. DISCUSSION ITEM/GENERAL PLAN AMENDMENT The County Commission would like to review the topics below:

- 1) RS2477 Roads included - Review by Ron Whitehead
- 2) Water District Comments - Written comments coming from Barbara Hjelle
- 3) Cities to review
- 4) Review fire sections

Previously, John Willie has presented all the materials on the General Plan for the public lands

portion reviewing Section I. Introduction to the General Plan; Section II. General Information regarding Public Lands in Washington County; Section III. The Bureau of Land Management; Section IV. The National Forest; Section V. Zion National Park; Section VI. School and Institutional Trust Lands; Section VII. General Information regarding Private Land in Washington County; and Appendix I. General Analysis of Each Wilderness Area, Community Maps and General Plan Map. This has been properly advertised and effected entities notified. The planning commission has made facts and findings recommending approval to the County Commission. This will go before the County Commission after further review. (See General plan document posted on the County Web www.washco.utah.gov Planning Dept. or as a PDF attachment on this item.

ITEM 6. DISCUSSION ITEM/CONDITIONAL USE PERMIT. Discussion on request to locate wind towers on State Land near Anderson Junction. Jerry Eves/Southwest Energy, applicant and Bob Mason, agent.

ITEM 7. DISCUSSION ITEM/ITEM/WIRELESS COMMUNICATION FACILITIES.

::Review : No Action: Recommendation for Ad :: The County Deputy Attorney, Rachelle Ehlert has been working with the planning commission on this ordinance for the past 6 months, since the implementation of pending Land Use Ordinance Review presentation on wireless communication facilities on March 9, 2010. This amendment will be for wireless communication facilities Chapter 21 of the Washington County Zoning Ordinance. Rachelle will present samples and has recommended something similar to what St. George City has recently adopted. Staff agrees that these changes could be reviewed by going directly to the advertising process for a hearing on the 12th of October. (See copy of suggested ordinance amendment included herein)

ITEM 8. Action taken on Planning Items by the Washington County Commission on September 22, 2010, beginning at 4:00 p.m.: (a) Conditional use extension on installation of a 2nd 196 foot steel lattice tower at the BLM Blackridge site, within the OSC zone, off I-15 at Exit 36... Verizon Wireless, applicant; (b) Conditional use permit extension on establishing a private recreation area and facilities on 30.06 acres within the FR-5 (Forest Residential 5 acres) zone, generally located south of Pine Valley Townsite... Lester Wittwer Investment Co./Shayne Wittwer, applicant; (c) Conditional use permit extension for endurance mountain bike racing, "Frog Hollow Event", on Sheep Bridge Road, generally located between Virgin and Hwy 59 east of Hurricane, October 9, 2010, 6 hour event and November 6th & 7th, 2010, 24 hour event, a portion within the County unincorporated area... GRO-Promotions, LLC/Cimarron Chacon, applicant; (d) Conditional use permit extension on a sales office for the Kolob Ranch development on the west side of the freeway at the Kolob Exit off Interstate 15... Kolob Development, Inc./Robert Anderson, applicant; and (e) Conditional use permit to build the Gunlock Filter Station generally located one mile south of the Gunlock Reservoir... Washington County Water Conservancy District/Doug Wilson, applicant.

ITEM 9. General reporting on various topics. Any report or topic under this line item needs to be noticed, as per State Code. **Please schedule items for this agenda line item with the Land Use Authority Office no later than 10:00 a.m. on the 1st and 3rd Wednesdays of each month.**